

**THE WORKSESSION  
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA  
HELD DECEMBER 9, 2013, AT 6:00 P.M.  
AT CITY HALL, 120 W. 6TH STREET, BENSON, ARIZONA**

**CALL TO ORDER:**

Mayor King called the meeting to order at 6:02 p.m. Mayor King then led those present in the Pledge of Allegiance.

**ROLL CALL:**

Present were: Mayor Toney D. King, Sr., Vice Mayor Al Sacco, Councilmembers Patrick Boyle, Ron Brooks, Jeff Cook, Chris Moncada and Peter Wangsness.

**NEW BUSINESS:**

**1. Discussion regarding the City of Benson Economic Development Subcommittee (EDSC)**

Mayor King stated Vice Mayor Sacco and Councilmember Brooks requested the worksession. Councilmember Brooks stated because of the recent financial conditions, he looked at some of the past activities of the EDSC, adding there hasn't been much action taken by the EDSC and he thinks the subcommittee needs to be reorganized with members who will be active. Councilmember Brooks then stated he thinks there is a reason the EDSC hasn't performed the way it should and maybe the Council should consider closing it down and hiring someone to do the job or do it themselves, adding there should be action items coming from the EDSC. Vice Mayor Sacco stated he agreed, he couldn't understand why there has been no action and Benson needs a lot of help and needs to start getting some businesses in town.

Councilmember Brooks stated he had been very active in trying to get things happening and has been working on them on the side. Councilmember Brooks then listed the things he has been working on, beginning with trying to streamline the RFP leasing process at the municipal airport, adding it has been difficult for people who want to lease or build a hangar; it is a very long process and he doesn't know why it hasn't been changed. Councilmember Brooks then stated he is not looking to find blame, but would like to get people on the EDSC who seriously want to pick up these projects, spend time on them and make sure they get done. Councilmember Brooks then stated he did try to move forward with a community lake, adding he got a lot of input throughout the community that it was a good idea, but a stump got in his way and he just gave it up until things change and it can move forward. Councilmember Brooks then stated he worked with Vice Mayor Sacco on an occupational school, which is something that can be brought back up to the EDSC to see if it could happen in the community, adding he sees people either go to college or go into the military or becoming nothing and working at local restaurants because they have no future here. Councilmember Brooks then stated trade schools can issue a certificate within a year and people with certificates could make good money, adding he doesn't know how to go about it, but he wants the City to move forward with it. Councilmember Brooks then stated he had also talked to land owners on Highway 90, the railroad and ADOT as well as the ACA about getting a road from Highway 90 to the airport, adding the airport would explode with this and he had done a lot of work on his own for it. Councilmember Brooks stated he had also looked at trying to bring some of the things in the Tejido study back up so the Council could start implementing the plan, adding the City paid \$8,000 for the study, which is excellent and has a lot of good ideas in it. Councilmember Brooks stated he had also talked to the railroad about a quiet zone and ways to get financing for it, adding a lot of times the railroad will help and it would be excellent for Benson. Councilmember Brooks then stated he has also looked at acquiring property around the airport, which will be needed for future expansion and maybe manufacturing, adding the City also needs to acquire land for the road to the airport. Councilmember Brooks stated he also worked on establishing UAS activity with the federal government at the municipal airport and Benson may get that, but his thoughts are that Benson doesn't have to have that designation by the federal government to do that and it is something the City could do on its own. Councilmember Brooks stated all the City would need is

the federal space, which is a different process and is a lot easier, adding if the City gets that designation, the City could go after research. Councilmember Brooks stated the federal government is the best way to go since there is funding from them, but the City isn't limited if the federal government decides not to choose us. Councilmember Brooks then stated advertising on billboards is another project he pushed for, adding the billboards are finally up, but are not lit and he still thinks they need to be lit. Councilmember Brooks then stated another big issue is part of the annexation of the Highway 90 area, north of Highway 90 going toward the airport, adding he has talked to people about how they feel about it and what it would entail. Councilmember Brooks then stated he has worked hard on creating good jobs for citizens and getting businesses to expand by giving them an environment where they can expand. Councilmember Brooks then continued, stating he worked with Mr. George Scott on the Veteran's Memorial Park and had also worked on getting a City channel from Cox Communications, but there were diversions and a lack of money to purchase the needed equipment, however, he would like to find a way to do it so the City could televise meetings for the public and advertise other events that happen in the City. Councilmember Brooks stated he held a forum for the golf course to inform the public, which was very successful, adding the public really liked the idea of keeping the golf course. Councilmember Brooks then stated the costs of the golf course are still to be seen, but the benefits are huge for the City. Councilmember Brooks then stated the biggest revenue the City has is the RVers and we need to do something to let them know Benson is the place they want to come, adding he was working with Mr. George Scott to do this. Councilmember Brooks then stated Benson has a lot to offer and we need to market the City. Councilmember Brooks then stated he talked to Mr. Scott and sensed his frustration, adding leadership is needed and when a person talks about something, they need to make it happen. Councilmember Brooks stated if something doesn't happen and he's on a committee, he will get off the committee, because he is a doer, not a talker. Councilmember Brooks then stated he would like to be on the EDSC and would like for it to be reorganized, adding if the EDSC was looked at like a football team, he hasn't seen any touchdowns for a long time and there needs to be some new players on the team. Councilmember Brooks then stated he would like to make an agenda item on the possible reorganization of the EDSC for the next Council meeting if 2 other Councilmembers agreed. Councilmember Brooks then moved to put discussion and possible action on rearranging the members of the EDSC on the next regular Council meeting agenda. Councilmember Boyle asked how long the current members have been on the EDSC with Councilmember Brooks reading the names of the members and the dates of appointment to the EDSC, as follows: Chairman Moncada appointed February, 2012, Member Cook appointed June, 2013, Member Wangsness appointed July, 2013, Member McGoffin appointed in 2007, Member Scott appointed in 2007, Chamber of Commerce Designate appointed in 2007, Member Sacco appointed in 2009, Member Kovach appointed June, 2013, Member Moreno appointed June, 2013 and Member Nilson appointed October, 2008.

Councilmember Moncada asked if Councilmember Brooks had brought any ideas or suggestions to the EDSC with Councilmember Brooks stating he attended one of the meetings, but the Chairperson at the time, who was not Councilmember Moncada, didn't allow him to speak. Councilmember Moncada stated a Call to the Public had been added to the EDSC meetings, noting he instituted it when he became the Chair. Councilmember Moncada then stated Councilmember Brooks was more than welcome to bring ideas to the EDSC, but more importantly, none of the ideas have to go through the EDSC, adding Councilmember Brooks can put them on the Council agenda at any time. Councilmember Brooks stated he tried to bring the lake forward, but it didn't move, adding he realizes it was the players more than the idea. Councilmember Moncada then stated if Councilmember Brooks didn't think an idea wouldn't pass on the Council, it wouldn't do any good to take it to the EDSC, since the EDSC answers to the Council and anything the EDSC presents to Council would need the Council's approval. Councilmember Moncada then stated the EDSC makes recommendations to Council, but Council action is required. Councilmember Moncada then stated instead of blaming the EDSC for things not being done, Councilmember Brooks could bring any item to the Council for action. Councilmember Moncada then stated since he was appointed Chair to the EDSC, they have been working on several things, adding the EDSC worked Friday on the Strategic Plan and have some recommendations for the Council that will be presented at the next Council meeting. Councilmember Moncada then stated the EDSC has also been working on the Apache Powder explosives museum and have most of the concept together, adding they are trying to find someone who wants to run it, and while it's not going to be the answer to everything, it will help. Councilmember Moncada then stated the EDSC had also been working on hangars at the airport and after bringing the issue to the Council, the Council approved the engineering study for the hangars. Councilmember

Moncada then stated as Chair of the EDSC, he is open to ideas and that he encourages anyone to come to the EDSC meetings with their ideas.

Councilmember Brooks stated he believed the Chair shouldn't just direct traffic, but needs to be an active member of the EDSC, adding with the way things have been, he wouldn't have the EDSC meet every other month, but would be having meetings whenever they had to have them, whether it be every week or every month. Councilmember Brooks then stated he had been involved in the private sector a long time, with businesses, corporate companies and event planning, and he understands a lot of what's going on, adding he has talked to a lot of people and he hears their comments and senses that they want things to move forward. Councilmember Brooks then stated he doesn't see the business of the people being put out through the EDSC and he is very frustrated, adding he is not going to spend his time trying to sell ideas to individuals without that kind of insight and who don't see what he sees. Councilmember Brooks then stated Mr. Scott is one that sees what he sees and so is Mr. Kovach, but he thinks there are some members on the EDSC board who don't. Councilmember Brooks then stated he didn't want to make it personal, but Councilmember Moncada, as the Chair, could have done a lot more and then asked Councilmember Moncada what projects he has done. Councilmember Moncada stated he was involved in every issue Councilmember Brooks spoke about, adding he speaks to Mr. Scott also and Councilmember Brooks shouldn't act like he is the only one working on those issues. Councilmember Brooks then asked Councilmember Moncada what he had done on his own with Councilmember Moncada stating he had been to the same meetings Councilmember Brooks had been at on the same issues, such as the museum and the hangars, adding he has also been talking to people and asking questions. Councilmember Moncada then stated the EDSC had worked on their Strategic Plan and while they may hold meetings more often, it was sometimes difficult to coordinate everyone's schedules.

Councilmember Brooks stated the EDSC needed a visionary and not someone who had to be told what he needed to do with Councilmember Moncada stating while Councilmember Brooks had been on the Council, Councilmember Brooks had hundreds of visions, but had said himself that he starts them and then gives them up, adding Councilmember Brooks has no follow through. Councilmember Brooks countered stating follow through is when you run into a roadblock and certain individuals don't want to do it, and that is when you decide you're not going to take energy because government keeps getting in the way. Councilmember Brooks then stated he is tired of it and he thinks the people are tired of it and they want some action.

Councilmember Moncada stated Councilmember Brooks should put those items on the Council agenda, adding whatever the EDSC approves still has to come to the Council. Councilmember Brooks stated he would rather have the backing of the EDSC, adding he thinks if it's just his idea, it's harder for him to try and get things going when there are certain individuals who just want to be in control but don't do anything. Councilmember Brooks then stated it was time to let someone else give it a try.

Vice Mayor Sacco stated he didn't see any business owners on the EDSC and asked where the people were who were going to bring in the businesses, adding all there seems to be on the EDSC are Councilmembers. Councilmember Moncada stated he and Councilmember Wangsness own businesses. Vice Mayor Sacco stated he is on the EDSC and every time he goes to the meeting, all they do is talk and a plan, which they don't even have, is never put into action. Councilmember Moncada stated the EDSC did develop a plan on Friday, but Vice Mayor Sacco came to the meeting 3 hours late and since January, Vice Mayor Sacco had only attended one meeting. Vice Mayor Sacco stated unless the EDSC membership was changed, it wasn't going to go anywhere and wasn't going to bring any businesses in, adding the EDSC needed to have business owners on it. Vice Mayor Sacco then asked why the EDSC should bring decisions to the Council when the EDSC consisted of almost all the Councilmembers to begin with. Councilmember Moncada agreed there were a lot of Councilmembers on the EDSC, but stated Vice Mayor Sacco was criticizing the EDSC, but didn't show up to the meetings and make suggestions on what to do. Vice Mayor Sacco stated he didn't show up because all the EDSC did was talk and asked where the plan was with Councilmember Moncada stating the EDSC worked on the Strategic Plan on Friday and Vice Mayor Sacco showed up 3 hours late and only criticized what was done, adding Vice Mayor Sacco has only attended one meeting since January.

Mayor King then asked how the EDSC members felt and if they didn't want to be on the subcommittee or weren't attending meetings with Councilmember Moncada stating other than Vice Mayor Sacco, every member has attended most meetings. Councilmember Moncada then stated if the issue of the EDSC membership was going to be on the Council agenda, he would encourage Councilmembers to speak to the EDSC members and ask them how they feel about the EDSC and how it's being run, adding as the Chair, he wouldn't feel right asking for their opinions, but the Councilmembers should. Councilmember Moncada then stated Member Kovach told him the EDSC needed to look at the Strategic Plan because it was completely ridiculous and the EDSC needed to start over with a new Strategic Plan, adding he then started working on setting up a time when all the EDSC members could attend. Councilmember Moncada then stated he is open to suggestions and he never pretended to have all the answers, but no one has ever brought any of these concerns to the EDSC, adding they could easily use the Call to the Public at the EDSC meetings. Councilmember Moncada then stated if Vice Mayor Sacco has criticism for the EDSC, he should show up to the meetings and bring those issues up, adding Vice Mayor Sacco can make motions at the EDSC meetings to move things forward also. Vice Mayor Sacco stated he understood that, but his point was that there needed to be business owners on the EDSC, which Councilmember Moncada stated was a good suggestion.

Councilmember Brooks asked why Councilmember Moncada didn't think of putting business owners on the EDSC with Councilmember Moncada stating there are some business owners on the EDSC and the Chamber designate represents 107 business owners, adding Member Scott, who works in Economic Development, talks to business owners all the time. Councilmember Brooks stated Member Kovach wanted the EDSC to review the Strategic Plan over a year ago, but it never happened with Councilmember Moncada stating he wasn't the Chairman at the time, but when he was the Chairman and it was brought up to him, he had the EDSC address it. Councilmember Moncada then stated Councilmember Brooks was saying Councilmember Moncada had to have his own ideas and if it wasn't his idea, he wouldn't move the idea forward, but that wasn't the case. Councilmember Brooks stated Councilmember Moncada should be thinking outside the box, should be an active member and should be leading the EDSC with Councilmember Moncada asking the Councilmembers to talk to the EDSC members and ask them what they thought. Councilmember Brooks stated he had talked to Member Diaz and Member Scott, adding he has wanted to be on the EDSC for a very long time, but certain people want to run the City and the EDSC and he can't do a thing with these people and he's not going to try, noting he's not going to waste his energy with people who can't have vision themselves. Councilmember Brooks then repeated that he has wanted to be on the EDSC for a very long time, but because of certain individuals, he has had to sit on the side and do things that he can on his own. Councilmember Brooks then stated it's very clear that nothing has come out of the EDSC and that the discussion on Friday was led by Member Kovach. Councilmember Brooks again asked Councilmember Moncada what original ideas he brought forward. Councilmember Brooks stated he has so many original ideas and the EDSC could do a lot for the City, but if Councilmember Moncada needed Councilmember Brooks to tell him what to do or to make suggestions, then Councilmember Moncada shouldn't be there, adding Councilmember Moncada should think of these things himself and that to do so takes vision. Councilmember Moncada stated most of Councilmember Brooks' ideas aren't feasible and they weren't his own original ideas, but Councilmember Brooks could bring them to the EDSC or to the Council to move them forward. Councilmember Brooks started to make remarks, but Councilmember Moncada continued, stating Councilmember Brooks didn't think of the railroad crossing on his own. Councilmember Brooks stated he did and had talked to the railroad about it, adding the railroad told him the only way the City could get a crossing at the airport was to give up one in town with Councilmember Moncada stating a quiet zone has been a discussion in the City for longer than Councilmember Brooks' lived in Benson. Councilmember Moncada then stated the lake was not Councilmember Brooks' original idea, adding Councilmember Brooks had conversations with people in town and he commended Councilmember Brooks for that, but that is what Councilmembers were supposed to be doing and stated Councilmember Brooks shouldn't pretend these ideas were his own, but again, could bring those ideas up at an EDSC meeting or a Council meeting.

Mayor King stated the Council didn't need to be fighting over whose ideas were whose, adding ideas have been out there and have been added to over the years. Mayor King then stated the discussion was to focus on the membership of the EDSC, adding some members have been on the EDSC since 2007, but newer people have continued to be added with the last appointments being done in 2013. Mayor King then stated he had

also talked with Member Diaz and Member Scott and they do represent the business owners in town. Mayor King then stated the protocol is for the EDSC to recommend things to Council and for Council to take action on recommendations and asked why the subject of the membership was up for discussion now.

Councilmember Brooks stated Member Scott expressed frustration in trying to get anything through the EDSC to the Council, adding he thinks the Council needs to change the players. Councilmember Boyle stated the Councilmembers all want the same thing, which is to help the City, adding things need to get done as quickly as possible and move in a positive direction. Councilmember Boyle then stated it may be a good idea to change out some members of the EDSC and get some new blood on it, adding the Council all needs to work together and fighting isn't going to make much of a difference. Councilmember Boyle then stated he thinks the Council needs to decide if they are going to change out some or all of the members of the EDSC and then give directives to the EDSC and expect results, adding the City Council doesn't need any more animosity.

Councilmember Cook stated he was curious about Councilmember Brooks' frustrations with the EDSC, and asked other than complaining, what Councilmember Brooks thought the EDSC should do to take positive actions and who specifically needs to be removed and who needs to be put on the subcommittee. Councilmember Brooks stated that was something he would like to see on a Council agenda for action. Councilmember Cook then stated the discussion could be held now, adding Councilmember Brooks gave out a list of names of the EDSC members and since it was his intention to change or reorganize the EDSC, and was why Councilmember Brooks wanted the worksession, he would like to talk about it now rather than have it come to Council for action as a complete surprise.

Councilmember Brooks stated that would be on for a discussion and possible action with Councilmember Cook stating it was up for discussion now and again stated he would like to talk about it now and over the next few weeks instead of having it thrown at the Council as a big surprise and be forced to take a vote at the last minute on people the Council may have not considered as the best people to put on or take off the EDSC.

Councilmember Brooks stated he called the worksession because he wanted to find out if Council would consider rearranging the members, adding that is what he wants out of this meeting. Councilmember Brooks then stated who he would like to appoint and remove is not what he was going to discuss tonight, but if Councilmembers thought the EDSC wasn't working and thought some of the members should be changed, it could then be put on an agenda.

Councilmember Cook stated he would like to go on record that when Councilmember Brooks comes up with names of people he wants removed and appointed to the EDSC, he thinks the issue should be tabled for a month before a vote is taken so Council can look into it and not be forced into taking a vote on surprise candidates. Councilmember Brooks stated he had no intention of putting candidates on the agenda, adding he had an action item he wanted to put on the regular Council agenda, but the City Attorney had a little difficulty with it, so he had to drop it, but it was on for tonight so Council could actually discuss who they would want on the EDSC and who they would not want on the EDSC. Councilmember Brooks then stated he put it off until the next meeting, which he would like to do with Mayor's permission and Council can then talk about it. Councilmember Brooks stated he didn't have any names for the EDSC, adding he is just 1 Councilmember, there are 6 more Councilmembers and whoever they decide they want to keep on or remove from the EDSC will be done.

Councilmember Boyle asked if the Council could come up with a plan right now to place a small ad in the local paper that says the Council is looking for business owners and actively invite people who might be interested in serving on the EDSC and at the same time, the Council could let the current EDSC members know that Council might release them. Councilmember Boyle then stated this way no one is insulted or offended that Council is going to look for other people and find out if there are others interested. Councilmember Boyle then stated Council could then sort through the names, decide amongst themselves who they think might be the best and make the decision that way, rather than just coming up with names and not talking to them. Councilmember Boyle then stated Council could find interested people and interview them if Council chose to do so, adding this might make more sense and the Council could get it going right now.

City Attorney Gary Cohen reminded the Council that they shouldn't make any decisions on the matter, adding Council could direct Staff to place something on a future agenda, but to decide on a plan for advertising would be making a decision.

Councilmember Cook stated he thought Councilmember Boyle's idea was a good one, but unless Council knows who Councilmember Brooks wants removed from the EDSC, then all they are doing is creating an ambush at the time Council replaces members, so he thinks it's not only important to talk about who Council is putting on the EDSC, but he thinks the Council needs to talk about who Councilmember Brooks wants removed from the EDSC. Councilmember Boyle stated he thought it was up to the entire Council, not just Councilmember Brooks, adding all Councilmembers can make their decisions and all have an equal say. Councilmember Cook stated his point was that if there is more than 1 Councilmember who wants particular people removed from the EDSC, it sounds like they also have a preference of who to remove and he thinks the Council needs to know who they want removed and needs to talk about that prior to soliciting other people for the EDSC. Councilmember Boyle stated the Council could do a general release and start over if Councilmember Cook would like, adding he doesn't have a problem one way or the other, but if the EDSC isn't getting anything done, maybe the Council should release them all and then start over fresh.

Councilmember Wangsness stated he would like to point out that most of the EDSC members are new with 40% being on 6 months or less. Councilmember Wangsness then stated a few had been on longer, but noted the SAEDG and Chamber designates, kind of rotated to begin with, adding Member Scott was the only person from SAEDG, but the Chamber designate had changed quite a few times. Councilmember Wangsness then stated those two memberships also represent businesses.

Mayor King stated the worksession would need to come to a close shortly and asked about putting an item on a future agenda. City Attorney Gary Cohen stated one option based on what he heard, would be to direct the City Clerk to put an item on the agenda along the lines of having a discussion about the possible reorganization of the EDSC and to discuss a process by which to do it. Councilmember Brooks stated it would be a discussion regarding the termination of the EDSC or the reorganization of the EDSC and the members. Mr. Cohen stated the only clarifying point would be whether that item would be limited to a discussion of those items or if there would be an intention to potentially take action on those items, adding the Council could direct the Clerk now or could direct the Clerk in time for the next meeting. The Council consensus was to direct the City Clerk to put the issue on the agenda for the next Council meeting.

**ADJOURNMENT:**

Vice Mayor Sacco moved to adjourn at 6:46 p.m. Seconded by Councilmember Brooks. Motion passed 7-0.

\_\_\_\_\_  
Toney D. King, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Vicki L. Vivian, CMC, City Clerk